

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff
Date: April 16, 2013
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Greg and Allison Lerman, 173 16th Avenue, Sea Cliff, New York to install a generator in a front yard, where no such structure is permitted in accordance with Village Code §138-416. Premises are designated as Section 21, Block 152, Lot 36 on the Nassau County Land and Tax Map.

Application of Wayne McCann, 219 Glen Cove Avenue, Sea Cliff, New York to renovate an existing building for use as an office and one dwelling unit, which requires (i) a special permit pursuant to Village Code §138-902, and (ii) variances of the following Village Code sections: (a) 138-905 to maintain a lot size of 4,492 square feet, where the minimum required size is 4,492 square feet; (b) 138-907 to maintain a front property line of 79.97 feet, where a minimum of 100 feet is required; (c) 138-908 to maintain a front yard setback of 4.55 feet, where the minimum required setback is 15 feet; (d) 138-910 to maintain a lot width of approximately 79 feet, where the minimum required is 100 feet; (e) 138-912 to maintain a side yard setback of 4.05 feet, where the required setback is 0 feet or a minimum of 10 feet; (f) 138-913 to maintain a rear yard setback of 0 feet, where the minimum required setback is 10 feet; (g) 138-917 to not include a buffer area, where a minimum buffer area of 20 feet is required; and (h) 138-1002 to provide three on-site parking spaces, where five on-site parking spaces are required. Premises are designated as Section 21, Block 99, Lot 265 on the Nassau County Land and Tax Map.

Application of Karen Bobley, 6 Raymond Court, Sea Cliff, New York to construct a deck 9.58 feet from a side property line, where a minimum of 15 feet is required in accordance with Village Code §138-511. Premises are designated as Section 21, Block 30-1, Lot 519 on the Nassau County Land and Tax Map.

[Continued] Application of Doug and Karin Barnaby, 404 Littleworth Lane, Sea Cliff, New York to subdivide a lot with an existing non-conforming use into three residential lots and a private roadway, which requires variances of the following Village Code sections: (a) 138-501 and 138-1103 to increase an existing non-conformity of a property and use, where no such increase is permitted; (b) 138-506 to permit a front property line of 92.18 feet on one lot and 25.02 feet on another lot, where the minimum required front property line is 100 feet; (c) 138-509 to permit a lot width of 92.18 feet, where a minimum required width of 100 feet is required; (d) 138-511 to permit a side yard setback of 11 feet, where a minimum of 15 feet is required; (e) 138-512 to permit a rear yard setback of 20 feet, where a minimum of 30 feet is required; (f) 138-1002 and 138-1001(A) in that the required number of off-street parking spaces are not provided; and (g) 138-1007 in that (i) the proposed subdivision exacerbates an existing non-conforming condition by creating a property line with less than the required 4 foot setback, and (ii) the driveway depicted on parcel B exceeds the minimum permitted width of 25 feet. Applicants also appeal the determination of the building department that the proposed subdivision increases a pre-existing non-conformity.

Premises are designated as Section 21, Block L1, Lot 306 on the Nassau County Land and Tax Map.

Application of Jeffrey Piciullo, 188 Maple Avenue, Sea Cliff, New York for variances from the following Village Code sections: (a) 138-408 in that the front yard setback will be 16.2 feet, where a minimum of 20 feet is required; (b) 138-411 to maintain an existing side yard setback of 5.87 feet, where a minimum of 10 feet is required; (c) 138-413.1 in that the addition will encroach into the front yard height/setback plane; and (d) 138-416 to maintain and enlarge a garage in a front yard, where no such structure is permitted. Premises are designated as Section 21, Block 138, Lot 1152 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: April 3, 2013

BY ORDER OF THE BOARD OF APPEALS